



# Leggett & James

The Vale of Evesham Property Experts



## 31 Porter Road

Evesham, Worcestershire, WR11 1YA

Asking Price £305,000



Welcome to this charming property located on Porter Road in the picturesque town of Evesham. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.



An obscure double glazed door opens to:

### Entrance Hall

having a panel radiator.

### Sitting Room 16'11" x 10'11" (5.17 x 3.34)

with a double glazed window to the front and a double glazed window to the side, panel radiator, television point and electric feature fire.

### Kitchen 8'9" x 8'5" (2.67 x 2.59)

having a double glazed window to the rear, the kitchen is fitted with a range of wall and base units having work surface over, one and a half bowl sink with drainer and mixer tap, space for a fridge freezer, space and plumbing for a washing machine, electric hob and electric oven.

### Dining Room 14'4" x 10'9" (4.37 x 3.28)

benefitting from both a double glazed window and door to the rear and a panel radiator.

### First Floor Landing

having access to the loft and doors to:

### Bedroom One 11'1" x 10'11" (3.39 x 3.34)

with a double glazed window to the front and a panel radiator.

### Bedroom Two 11'8" x 8'7" (3.56 x 2.62)

having a double glazed window to the rear and a panel radiator.

### Bedroom Three 8'5" x 8'4" (2.59 x 2.56)

having a double glazed window to the rear and a panel radiator.

### Bedroom Four 8'7" x 5'10" (2.64 x 1.79)

with a double glazed window to the side, panel radiator and a fitted wardrobe.

### Bathroom

having an obscure double glazed window to the side, radiator and a white suite comprising a low level WC, pedestal wash hand basin, panel bath with shower over and spotlights.

### Outside

To the front of the property is large area laid to lawn along with beds, borders and established shrubs. A gravelled and paved area provides ample space for off road parking and leads to the front door. The enclosed rear garden boasts an area laid to lawn, patio area, beds, borders and shrubs and a useful door opening in to the garage.

### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

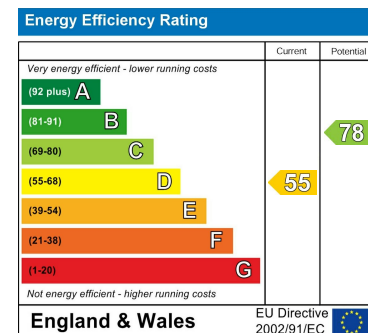
## Area Map



## Floor Plans



## Energy Efficiency Graph



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